FICTIONAL EXAMPLE POLICY. Written by CoverageDecoder for demonstration only. Not an ISO form, not any insurer's policy, and not a real contract. Wording follows the general shape of a standard homeowners policy.

HOMEOWNERS POLICY DECLARATIONS

Example Mutual Insurance Company, 500 Example Plaza, Columbus, Ohio 43215

Policy Form: HO-3 Special Form Homeowners Policy

Policy Number	**EX-HO3-4471902**
Named Insured	The Policyholder
Insured Location	123 Example Street, Columbus, OH 43215
Policy Period	12:01 A.M. standard time at the insured location, one year from inception
Residence Type	One family dwelling, owner occupied, primary residence

SECTION I AND SECTION II COVERAGE LIMITS

Coverage	Description	Limit of Liability
A	Dwelling	$342,000
B	Other Structures	$34,200
C	Personal Property (loss settlement: Actual Cash Value)	$171,000
D	Loss of Use	$68,400
E	Personal Liability (each occurrence)	$300,000
F	Medical Payments to Others (each person)	$5,000

DEDUCTIBLES

Peril	Deductible
All other perils	$1,000
Windstorm or Hail	2% of Coverage A, which is $6,840

The windstorm or hail deductible is calculated as a percentage of the Coverage A limit shown above and applies separately to each windstorm or hail occurrence. It replaces the all other perils deductible for any loss caused by windstorm or hail.

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DECLARATIONS, CONTINUED

FORMS AND ENDORSEMENTS ATTACHED TO AND MADE PART OF THIS POLICY

Form	Title	Location in this document
HO-3	Special Form Homeowners Policy, base form excerpts	Pages 3 to 10
EX-RS-01	Roof Surfacing Payment Schedule	Page 12
EX-FM-10	Limited Fungi or Mold Coverage, $10,000	Page 13
EX-OL-10	Ordinance or Law Coverage, 10% of Coverage A	Page 14
EX-OH-AM	Ohio Amendatory Endorsement	Page 15

NOTE REGARDING OPTIONAL COVERAGES NOT PURCHASED

The following optional endorsements are available from Example Mutual Insurance Company but are **not** listed on this policy and are not in force for this policy period:

Optional Endorsement	Status
Water Backup of Sewers or Drains	Not listed on this policy
Personal Property Replacement Cost	Not listed on this policy

Because the Personal Property Replacement Cost endorsement is not listed, Coverage C losses are settled at actual cash value as described in the loss settlement condition of the base form.

PREMIUM SUMMARY

Item	Amount
Section I and Section II base premium	$1,486.00
Endorsement premium	$74.00
Total annual policy premium	$1,560.00

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HO-3 SPECIAL FORM HOMEOWNERS POLICY

DEFINITIONS

In this policy, **you** and **your** mean the named insured shown in the Declarations and that person's resident spouse. **We**, **us**, and **our** mean Example Mutual Insurance Company. Words with special meaning are defined below.

1. **Actual cash value** means the cost to repair or replace damaged property with material of like kind and quality, less a deduction for depreciation resulting from age, wear, and condition at the time of loss.

2. **Replacement cost** means the cost to repair or replace damaged property with material of like kind and quality, without deduction for depreciation, subject to the loss settlement condition of this policy.

3. **Business** means a trade, profession, or occupation engaged in on a full time, part time, or occasional basis, and any other activity engaged in for money or other compensation.

4. **Insured location** means the residence premises shown in the Declarations, together with other premises, structures, and grounds described in this policy.

5. **Occurrence** means an accident, including continuous or repeated exposure to substantially the same general harmful conditions, that results during the policy period in bodily injury or property damage.

6. **Residence premises** means the one family dwelling where you reside, the other structures at that location, and the grounds at that location, as shown in the Declarations.

7. **Roof surfacing** means shingles, tiles, cladding, metal panels, membrane, and all other materials forming the outermost weather resisting surface of the roof, including flashing and underlayment.

8. **Fungi** means any type or form of fungus, including mold, mildew, and any mycotoxin, spore, scent, or byproduct produced or released by fungi.

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SECTION I, PROPERTY COVERAGES

COVERAGE A, DWELLING

We cover the dwelling on the residence premises shown in the Declarations, including structures attached to the dwelling, and materials and supplies located on or next to the residence premises used to construct, alter, or repair the dwelling.

COVERAGE B, OTHER STRUCTURES

We cover other structures on the residence premises set apart from the dwelling by clear space, such as a detached garage, shed, or fence. The limit shown in the Declarations is the most we pay for any one loss.

COVERAGE C, PERSONAL PROPERTY

We cover personal property owned or used by an insured while it is anywhere in the world. Special limits of liability apply to certain classes of property, including money, securities, watercraft, trailers, jewelry, watches, furs, firearms, and silverware. Coverage C losses are settled as stated in the loss settlement condition of this policy.

COVERAGE D, LOSS OF USE

If a covered loss makes the residence premises not fit to live in, we cover the reasonable increase in your necessary living expenses so that your household can maintain its normal standard of living, for the shortest time reasonably required to repair or replace the damage.

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SECTION I, PERILS INSURED AGAINST

COVERAGE A, DWELLING, AND COVERAGE B, OTHER STRUCTURES

We insure against direct physical loss to property described in Coverages A and B, except for losses excluded under Section I, Exclusions, or otherwise limited by this policy.

COVERAGE C, PERSONAL PROPERTY

We insure for direct physical loss to the property described in Coverage C caused by any of the following perils only:

1. Fire or lightning.
2. Windstorm or hail.
3. Explosion.
4. Riot or civil commotion.
5. Aircraft.
6. Vehicles.
7. Smoke, meaning sudden and accidental damage from smoke.
8. Vandalism or malicious mischief.
9. Theft.
10. Falling objects.
11. Weight of ice, snow, or sleet.
12. Accidental discharge or overflow of water or steam from within a plumbing, heating, air conditioning, or automatic fire protective sprinkler system, or from within a household appliance.
13. Sudden and accidental tearing apart, cracking, burning, or bulging of a steam or hot water heating system, an air conditioning system, an automatic fire protective sprinkler system, or a water heater.
14. Freezing of a plumbing, heating, air conditioning, or automatic fire protective sprinkler system, or of a household appliance.
15. Sudden and accidental damage from artificially generated electrical current.
16. Volcanic eruption other than loss caused by earthquake, land shock waves, or tremor.

The peril of windstorm or hail does not include loss to property contained in a building unless direct force of wind or hail first damages the building, causing an opening in a roof or wall, and the rain, snow, sleet, sand, or dust enters through this opening.

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SECTION I, EXCLUSIONS

We do not insure for loss caused directly or indirectly by any of the following. Such loss is excluded regardless of any other cause or event contributing concurrently or in any sequence to the loss.

1. WATER DAMAGE

Water damage, meaning:

a. Flood, surface water, waves, tidal water, overflow of a body of water, or spray from any of these, whether or not driven by wind;

b. Water or water borne material which backs up through sewers or drains, or which overflows or is discharged from a sump, sump pump, or related equipment, even if the backup or overflow results from mechanical breakdown;

c. Water or water borne material below the surface of the ground, including water which exerts pressure on or seeps or leaks through a building, sidewalk, driveway, foundation, swimming pool, or other structure.

This exclusion applies whether or not the water damage is caused by or results from human or animal forces.

2. EARTH MOVEMENT

Earth movement, meaning earthquake, including land shock waves or tremors before, during, or after a volcanic eruption; landslide; mudslide; mudflow; subsidence; sinkhole; erosion; or earth sinking, rising, or shifting.

3. POWER FAILURE

Failure of power or other utility service if the failure takes place off the residence premises.

Fictional sample document created for demonstration. Not a real insurance policy.

SECTION I, EXCLUSIONS, CONTINUED

4. Under Coverages A and B, we do not insure for loss caused by any of the following. However, any ensuing loss to property described in Coverages A and B not excluded elsewhere in this policy is covered.

a. Wear and tear, marring, scratching, deterioration, inherent vice, latent defect, or mechanical breakdown;

b. Rust, corrosion, rot, or wet or dry decay;

c. Smog or smoke from agricultural smudging or industrial operations;

d. Settling, shrinking, bulging, or expansion of pavements, patios, foundations, walls, floors, roofs, or ceilings;

e. Constant or repeated seepage or leakage of water or steam, or the presence or condensation of humidity, moisture, or vapor, that occurs over a period of weeks, months, or years, whether hidden or not, and whether or not an insured is aware of it;

f. Nesting or infestation of, or discharge or release of waste products or secretions by, birds, vermin, rodents, insects, or domestic animals, including damage caused by chewing, gnawing, burrowing, clawing, or pecking;

g. Fungi, wet rot, dry rot, or bacteria, except as provided by the Limited Fungi or Mold Coverage endorsement attached to this policy;

h. Birds, vermin, rodents, or insects, meaning loss to the dwelling or other structures caused by these animals, including the cost to remove or exclude them;

i. Neglect, meaning the failure of an insured to use all reasonable means to save and preserve property at and after the time of a loss;

j. Pollution or contamination, unless the discharge is sudden and accidental.

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SECTION I, CONDITIONS

LOSS SETTLEMENT

Covered property losses are settled as follows.

1. Coverage C, Personal Property. Personal property, awnings, carpeting, household appliances, outdoor antennas, and outdoor equipment, whether or not attached to buildings, are settled at **actual cash value** at the time of loss, but not more than the amount required to repair or replace the property, and not more than the Coverage C limit shown in the Declarations. No Personal Property Replacement Cost endorsement is attached to this policy.

2. Coverage A, Dwelling, and Coverage B, Other Structures. Buildings under Coverage A or B are settled at **replacement cost** without deduction for depreciation, subject to the following:

a. We will pay no more than the actual cash value of the damage until actual repair or replacement is complete. This withheld portion of the payment is the depreciation holdback.

b. Once actual repair or replacement is complete, you may make a claim for any additional amount payable on a replacement cost basis, provided you notify us of your intent to do so within **180 days** after the date of loss and submit proof that the repair or replacement was completed. If you do not complete the work and make the claim within that period, the withheld depreciation is not payable.

c. Loss to roof surfacing caused by windstorm or hail is settled as provided in the Roof Surfacing Payment Schedule endorsement attached to this policy, which replaces this condition for that property and that cause of loss.

d. We will pay no more than the applicable limit of liability shown in the Declarations, regardless of the method of loss settlement.

Fictional sample document created for demonstration. Not a real insurance policy.

SECTION I, CONDITIONS, CONTINUED

YOUR DUTIES AFTER LOSS

In case of a loss to covered property, you must see that the following are done:

1. Give prompt notice to us or our authorized representative;

2. Notify the police if the loss may be the result of a criminal act;

3. Protect the property from further damage, make reasonable and necessary temporary repairs, and keep an accurate record of repair expenses;

4. Cooperate with us in the investigation of the claim;

5. Prepare an inventory of damaged personal property showing quantity, description, actual cash value, and amount of loss, and attach bills, receipts, and related documents that justify the figures in the inventory;

6. As often as we reasonably require, show us the damaged property, provide records and documents we request, and submit to examination under oath;

7. Send to us, within **60 days** after our request, your signed sworn proof of loss setting out the time and cause of loss, the interest of all insureds in the property, all other insurance covering the loss, changes in title or occupancy during the policy period, and specifications of damaged buildings and detailed repair estimates.

SUIT AGAINST US

No action can be brought against us unless there has been full compliance with all the terms of Section I of this policy and the action is started within the period allowed by applicable law after the date of loss.

Fictional sample document created for demonstration. Not a real insurance policy.

SECTION II, LIABILITY COVERAGES

COVERAGE E, PERSONAL LIABILITY

If a claim is made or a suit is brought against an insured for damages because of bodily injury or property damage caused by an occurrence to which this coverage applies, we will pay up to our limit of liability for the damages for which an insured is legally liable, and provide a defense at our expense by counsel of our choice. The Coverage E limit shown in the Declarations is the most we pay for any one occurrence, regardless of the number of insureds, claims made, or persons injured.

COVERAGE F, MEDICAL PAYMENTS TO OTHERS

We will pay the necessary medical expenses incurred or medically ascertained within three years from the date of an accident causing bodily injury to a person other than an insured, subject to the Coverage F limit shown in the Declarations. This coverage does not apply to you or regular residents of your household.

SECTION II, EXCLUSIONS

Coverage E and Coverage F do not apply to bodily injury or property damage that is expected or intended by an insured, that arises out of a business engaged in by an insured, that arises out of the ownership or use of a motor vehicle or watercraft except as provided in this policy, or that arises out of the transmission of a communicable disease by an insured.

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ENDORSEMENTS ATTACHED TO THIS POLICY

The endorsements listed below change the base form. Where an endorsement and the base form conflict, the endorsement controls. All other terms, conditions, and exclusions of the base form remain in effect.

Form	Endorsement	Page
EX-RS-01	Roof Surfacing Payment Schedule	12
EX-FM-10	Limited Fungi or Mold Coverage, $10,000 policy period aggregate	13
EX-OL-10	Ordinance or Law Coverage, 10% of Coverage A	14
EX-OH-AM	Ohio Amendatory Endorsement	15

No other endorsements are attached to this policy for this policy period.

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ROOF SURFACING PAYMENT SCHEDULE, FORM EX-RS-01

This endorsement changes the loss settlement condition of the policy for roof surfacing. It applies only to loss to roof surfacing caused by windstorm or hail.

1. PAYMENT SCHEDULE

For loss to roof surfacing caused by windstorm or hail, the amount we pay is the percentage of the replacement cost of the damaged roof surfacing shown in the schedule below, based on the age of the roof surfacing at the date of loss and the material, less the applicable deductible. Age is measured from the date the roof surfacing was installed.

Roof surfacing material	Age at date of loss	Percentage of replacement cost payable
Asphalt or composition shingles	0 to 5 years	100%
Asphalt or composition shingles	6 to 10 years	80%
Asphalt or composition shingles	11 to 15 years	60%
Asphalt or composition shingles	16 to 20 years	40%
Asphalt or composition shingles	Over 20 years, or age unknown	25%

If the age of the roof surfacing cannot be documented, the schedule amount for age unknown applies.

2. COSMETIC DAMAGE NOT PAID

We do not pay for cosmetic damage to roof surfacing. Cosmetic damage means marring, scratching, denting, or other alteration of appearance caused by windstorm or hail that does not prevent the roof surfacing from continuing to keep out water. This applies whether or not the appearance of the roof is uniform after the loss.

3. DEDUCTIBLE

The windstorm or hail deductible shown in the Declarations applies to any loss settled under this endorsement.

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LIMITED FUNGI OR MOLD COVERAGE, FORM EX-FM-10

This endorsement provides limited coverage for loss caused by fungi, wet rot, or dry rot that would otherwise be excluded by the policy.

1. LIMIT

The most we pay under this endorsement is **$10,000** in total for the entire policy period, regardless of the number of occurrences, the number of locations, or the number of claims made. This limit is part of, and not in addition to, the Coverage A, B, C, and D limits shown in the Declarations.

2. WHAT IS COVERED

Subject to the limit above, we pay the reasonable cost to remove fungi, wet rot, or dry rot from covered property, to tear out and replace that part of the building needed to gain access, and for reasonable testing to confirm the presence or absence of fungi after removal, but only when the fungi, wet rot, or dry rot results from a peril insured against that occurs during the policy period.

3. WHAT IS NOT COVERED

We do not pay for loss caused by fungi, wet rot, or dry rot that results from constant or repeated seepage or leakage of water over a period of weeks, months, or years, from humidity or condensation, or from the failure of an insured to maintain the property or to complete timely repairs.

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ORDINANCE OR LAW COVERAGE, FORM EX-OL-10

1. LIMIT

We pay up to **10% of the Coverage A limit** shown in the Declarations for the increased cost to repair, rebuild, or demolish covered property that results from the enforcement of an ordinance or law regulating construction, repair, or demolition. Based on the Coverage A limit shown in the Declarations, this amount is $34,200.

2. WHAT THIS COVERS

This coverage applies to the increased cost you actually incur to bring the damaged portion of a building up to the requirements of an ordinance or law in force at the time of loss, including the cost to demolish and clear the site of undamaged parts of the building when required by that ordinance or law.

3. WHAT THIS DOES NOT COVER

We do not pay under this endorsement for the costs associated with the enforcement of any ordinance or law requiring an insured or others to test for, monitor, clean up, remove, contain, treat, detoxify, or neutralize pollutants. We do not pay for increased costs that exceed the limit stated above, and this coverage is not additional insurance for losses settled at the Coverage A limit.

Fictional sample document created for demonstration. Not a real insurance policy.

OHIO AMENDATORY ENDORSEMENT, FORM EX-OH-AM

This endorsement changes the policy for property located in Ohio. All other terms of the policy remain in effect.

1. CANCELLATION AND NONRENEWAL

We may cancel this policy by mailing or delivering written notice to the named insured at the mailing address shown in the Declarations. Notice of nonrenewal will be mailed or delivered before the end of the policy period, and the notice will state the reason for the nonrenewal.

2. CONCEALMENT OR FRAUD

We do not provide coverage to an insured who has intentionally concealed or misrepresented a material fact or circumstance relating to this insurance, either before or after a loss.

3. APPRAISAL

If you and we fail to agree on the amount of loss, either party may demand that the amount of loss be set by appraisal. Each party selects a competent appraiser, and the two appraisers select an umpire. A written agreement signed by any two of the three sets the amount of loss. Each party pays its own appraiser and shares the cost of the umpire equally.

4. LOSS PAYMENT

We pay covered losses to you after we reach agreement with you, after entry of a final judgment, or after the filing of an appraisal award with us.

5. YOUR RIGHT TO ASK QUESTIONS

You may contact your licensed insurance agent or the Ohio Department of Insurance with questions about this policy, its coverages, its exclusions, or any claim.

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